

THE FIRST PRESBYTERIAN CHURCH CAMPUS IMPROVEMENT CAMPAIGN

BUILDING OUR SPIRITUAL HOME BY THE SEA

VOLUME 2



SPIRITUAL LIFE UPDATE

The Spiritual Life team led by Pat and Lorraine Zimmerman and Evelyn Babbitt are giving us two powerful opportunities to make this capital stewardship program a central part of our prayer lives this spring.

First, they're publishing a 21-day Prayer Guide for each household to use in daily devotions from February 28 – March 20. These will be distributed Sunday morning, February 28 at worship. Each devotional has been written by a FPC adult, youth or child. We hope you'll take one home and make an effort to go on this spiritual journey with your fellow congregants this spring. These daily devotionals will also appear on the church's Facebook page and website during these 21 days.

Second, you'll be invited to participate in a guided Prayer Walk after each worship service on these three Sundays: February 28, March 6, and March 13. The 15-20 minute prayer walks will move through five (5) stations located around the church campus, illustrating the major areas to be enhanced through the capital campaign, and calling participants

to pray for those who lives will be impacted for good by these changes. The Prayer Walk will also stay up and available through March for those who wish to do a self-guided Walk. Other church groups are encouraged to make the Prayer Walk together, on Wednesday nights or at other times convenient to the group.



PLAN TO BE WITH US ON PALM SUNDAY, MARCH 20TH TO
MAKE YOUR COMMITMENT TO THIS EXCITING PROJECT!

YOUTH PERSPECTIVE: BUILDING, GROWING, AND THE FUTURE OF FIRST PRESBYTERIAN

Miles Knapp

The church experiences I had as a teenager at First Presbyterian made a big difference in my life, and I want to see other young people have those same experiences.

Mission trips -- which taught me so much about teamwork, skills that are valuable in life, helping others, and the importance of churches and schools to their communities, were a key part of my growing up. At Buff Bay Jamaica, for example, we worked alongside local masons learning the tasks that go into repairing a church. Congregants described the building as having survived years of bad weather -- not to mention the occasional hurricanes; it was ready for a few major improvements. New entrance doors and replacement of a "staircase that was ready to give out" helped this church to continue its mission.

I've met some lifelong friends along the way, and we continue to keep in touch. We all learned that we have amazing talents that shine when they are used in doing God's work. I'd like to see our church attract more and more youth who can grow through service and getting to know each other. I think this means having even more community projects, meeting frequently, and getting more opportunities to share with the whole congregation about youth activities.

It also means having youth contribute to efforts like the current capital campaign. Even if we are in college, just starting jobs, or still "figuring it out," this is a positive way that we can drastically improve the future of our church. With a small financial commitment over the next 5 to 10 years, we as young people, can make a huge improvement in our church and its ability to impact our local community -- while continuing our own growth and learning to serve others.

There are so many young people who are looking for the next thing in life. I truly believe the church can help you grow, and it will shape you into the Christian you are working to be. Contributions to the campaign are going to be used for something greater than we can do personally, and our giving will help to better the lives of many people in our community.



A MESSAGE FROM THE KURT AND DORINDA BAGWELL FAMILY



I'd like to take a minute and tell you why Dorinda and I are so excited about this project at our church. A lot of it deals with our background.

We both grew up in Miami Shores Presbyterian Church in the 1970s. Dorinda's Mom taught at the pre-school there for over 20 years. Dorinda used to babysit the Pastor's kids. My Mom and Dad were Sunday school teachers, and my Dad was an Elder and Trustee. Most of our friends went to church there and many others came to the vibrant youth group that had about 40 people every Sunday evening. We went on countless mission trips and also served people in need in Miami locally countless times. My sister, Dorinda and I, and many of our friends all got married in that church. My father's memorial service was held there. And to make all that easy, the church was within walking distance of our house 3 blocks straight down 6th avenue. That church was a huge part of our lives and we know what having a Christian upbringing has done for us in our lives. We saw how many people needed the church and were helped by the church. We are both better people because of that church. In our personal and business lives we strive to do things the right way and Christ and the church has always been our foundation.

After college we got married and had 4 kids, we lived in 4 cities in 10 years as my career progressed. We went to churches in each place but none for long enough to get deeply involved like what we had in Miami Shores.

We moved to Delray Beach from Kansas City in 2001. We joined this church quickly thereafter, and our New Member class guide was Betty Devitt. The first person I met at Punch on the Patio was Rob Tanner. We immediately put our 4 kids into everything here and have tried to replicate what we grew up with. 15 years later and with only 1 kid left at home we feel great about our decision to do so. They all learned a lot about life while at this church. They all have good Christian foundations because of this church. They are all very successful because of that foundation and are making good, Christ-like decisions. They all look forward to coming back here when they are home. They are now starting to get involved in churches in their areas. Dorinda and I have also been very involved here in many roles for a long time, and enjoy doing so.





I was born in 1964, the last year of the Baby Boomer generation (Dorinda's younger than me so she is a Gen Xer). We were both still raised at a time when the church was often the center of a family's foundation. As we all know there is less of that nowadays. Times have changed. But we don't feel we should just let this go easily. We know what we grew up with in the church, and the resultant Christ-like lives that we all lead because of it. We view this church as a true beacon in the community more so than many others given its unique location in a popular, booming, vibrant area with so much action. As Doug has said before, people have pointed out that just the physical presence of the church alone in this area is a reminder that there is something more.....and if they actually enter the church and get engaged we know their life will be better because of it.....

As for the Capital Campaign, when we first started talking about the project I got excited. I knew the church needed some upgrades. It's been a long time. Our congregation is more vibrant right now than it has been in years, and we need to keep that momentum going. We have all enjoyed the gifts that some of you and those before you, provided for us through your previous capital campaign gifts. Dorinda and I are excited to be a part of a major capital campaign in the peak of our time here so we can enhance the experience for others now and in the future as well. Doug had a recent reference in a sermon about enjoying the time left on a parking meter by someone else, but also needing to add to that meter for the next person to enjoy. It is up to each of us to start this campaign off right and lead the way with our giving. I

have been fortunate in my career to set aside money for charitable purposes. Every year we give certain amounts to our colleges, various medical research charities, local charities, etc. All good organizations. And of course every year we try to make a nice pledge to the church operating budget. But when I look at this capital campaign, I really see an opportunity for our money to do a lot of good for a long time at our church. A church is like the Energizer Bunny – it keeps on giving. And like a Team, a good church is made up of a lot of good people. We all show up on Sunday and other days and we all benefit, and others benefit – and we have for years.....because the church keeps on giving.

Dorinda and I are excited to make our donation to the capital campaign to enhance the facilities here and help set up the church to be the Energizer Bunny for years to come. It is not our obligation, it is our opportunity. This will be by far our biggest gift ever and we are thrilled as it was easy for us to do it on behalf of our church. We feel that strongly about this. It is our time and it is our pleasure.

I ask that each of you prayerfully consider what you are able to give over the next 3 years. I encourage each of you to go that extra step and stretch for this project. We have a good, simple project in front of us that makes sense and adds long term value. Let's lead the way with our own gifts in the name of God, as others have done before us



THE 2016 CAPITAL CAMPAIGN AT FIRST PRESBYTERIAN CHURCH OF DELRAY BEACH IS IN FULL SWING!

OUR CAMPAIGN OBJECTIVES

1. Remove the “5 yellow houses” on the SE and SW sides of the property (Facing Gleason Street and behind that in the back of the parking lot toward the beach)
2. Move the main driveway entrance currently on Gleason Street to the south of the existing driveway about 50 yards and lower the entire hill that crowns the property and the current church Narthex drop-off area. Once the elevation is lowered, the new, covered drop off area will handle multiple cars at the same time and be level with the Narthex – Sanctuary floor, requiring no steps or ramps to enter the church.
3. The Narthex will be expanded to enclose the current area at the bottom of the drop-off steps and enhance our welcoming area. Two new expanded men and women’s bathrooms will also be added in the Narthex that will be ADA compliant.



We are looking to culminate final pledges
on Palm Sunday March 20, 2016





4. The current activities staged in the yellow houses will be consolidated into the existing Christian Education (CE) Building. There is plenty of room inside there for all programs.

5. Given that the CE Building is over 50 years old, it needs a refresh to better handle the increased activities. New windows (hurricane and energy compliant) will be installed, in addition to LED lights, fresh paint, new signage and new flooring. The building will have a fresh bright, clean feel when complete.

6. All of the parking areas on the church lot will be reconfigured to maximize the parking space count (adding 25 spaces or 17 %). We'll have new parking lot lighting, drainage, landscaping, and improved ingress and egress to all parking areas. All grass areas will be converted to paved areas and new drainage will be added that is South Florida compliant (City of Delray Beach and SFWMD).

7. A small, new maintenance outbuilding will be added to replace current maintenance storage area which is in one of the current yellow structures. The finished appearance, feel and functionality of the property will be tremendously enhanced, to providing much greater visibility of our beautiful church campus to the Delray Beach community!

Our monthly operating cost and long term maintenance costs will be much lower, and all of our activities will be in a beautified and more centralized campus.



Given a successful Capital Campaign we hope to begin work in the summer of 2016, and complete all phases by the end of 2017. Detailed planning is progressing forward, and as dates are more clearly established, these plans will be communicated to the congregation.



FREQUENTLY ASKED QUESTIONS

WHY ARE WE CONDUCTING THIS CAMPAIGN?

The Trustees and Session approved the campaign in order to enhance the overall functionality and beauty/attractiveness of the church campus. The goals are to improve parking, drop-off areas, elevation changes, ingress and egress, as well as access for our congregants to the Sanctuary. The campaign also is designed to expand the Narthex with new bathroom facilities and enlarge the welcoming space. This plan will also allow functions to be centralized in the Christian Education Building from their current locations in the five ancillary structures (yellow houses).

HOW MUCH MONEY ARE WE TRYING TO RAISE?

We hope to raise at least \$3,500,000 over the three years of this capital campaign.

HOW WILL THE MONEY BE USED?

The money will be used for: removal of the five yellow houses (two fronting Gleason Street to the south of the Sanctuary, the current youth house, and the two old apartments in the back of the parking lot), expanding parking by 25 spaces, and reducing the slope of the driveway entrance, which will allow for level access to the Sanctuary, with an expanded, covered drop-off area for multiple cars. The proposed project includes improved landscaping, parking lot lighting, improved drainage and improved traffic flow into and out of the parking areas. The plan also includes an update to the Christian Education Building with new windows and doors for energy efficiency, storm protection and zero maintenance. The CE Building will also be internally refreshed with new lighting, painting and flooring – not an overall remodeling of all facilities, just a tune up/refresh. The funding will also expand the Narthex to provide an improved welcome area, more restrooms and a small multi-purpose/bridal room.

HOW WERE THESE NEEDS DETERMINED?

In May 2014, the Session passed a motion forming a Campus Planning Committee to study the needs for developing a campus master plan. Committee members included Alan Bush, Leo Phillips, Paul Miller, Andy Miller, Kurt Bagwell, Arnold Smith, Rob Tanner and Dr. Hood. Meetings started in June of 2014. Hewett Consulting was hired to conduct a Capital Campaign Feasibility Study that included conducting over 40 personal interviews and the distribution of over 300 surveys. The response was excellent, and the current project was finalized based on congregational feedback. Hewett Consulting was subsequently hired to conduct the full Capital Campaign, and John Hewett is in the midst of personally facilitating the work of our committees, which now number approximately 80 church members. Using professional fundraising help is critical in a

major process like this, and studies show that it far more than pays for itself. After interviewing and receiving pricing from two firms, Currie Sowards Aguila were selected as the project architects for several reasons. They are a well established local firm in Delray Beach, experienced with city infrastructure and a variety of projects in the city, as well as having knowledge and experience from working with our church in the past. In addition to Currie Sowards Aguila, Arnold Smith, husband of Kathy Smith, is serving to advise us on the construction phases as he is a very experienced general contractor who also has history with church projects. In June 2015 several church leaders and members of the Campus Planning Committee met with the Mayor of Delray Beach, the head of the CRA Planning Board, and city parking officials to explore and discuss the needs of the city and the ability to put a parking structure on the FPC campus. Everyone agreed at that meeting on both sides of the table and in future discussions that a city funded parking structure wasn't feasible nor did it make any logistical sense to build such a structure on the FPC campus.

WILL A MAJOR FUND RAISING CAMPAIGN IMPACT GIVING IN OTHER AREAS, I.E. PLEDGES, SPECIAL OFFERINGS & GIFTS, ETC.?

We have been very careful to explain to the congregation that pledges for the Annual Stewardship drives should not be affected by consideration for this Capital Campaign. The Annual Stewardship drives are of the utmost importance, as those funds contribute to our total operating budget for the church each year and must not be compromised by this project. The 2016 Stewardship pledge drive is complete, the 2017 one will commence in November of 2016, so this Capital Campaign pledge period is right in between and should not cause confusion.

ARE EXPENSES FOR NEW FACILITIES EXPECTED TO INCREASE OR DECREASE ANNUAL BUDGETS FOR MAINTENANCE, INSURANCE, AND OTHER OPERATING COSTS?

This project is eliminating five older facilities on our property, and only slightly expanding one (the Narthex). We have estimated that our total operating expenses should be reduced through lower insurance, electricity, and maintenance and repair expenses. These lower expenses will give us net relief on our operating and reserve funds used for these types of items. In addition, we expect a substantial energy savings on the existing, large Christian Education Building (CE Building) after the hurricane rated windows and doors are installed, as these are proven to be very energy efficient. Our current doors and windows are the original ones installed in this building over 50 years ago.



WILL "NAMING OPPORTUNITIES" BE AVAILABLE FOR SEGMENTS OF THE PROJECT?

No, there will be no "naming" opportunities. The Trustees and Session have discussed that issue in the past many times, and have always concluded that is not something we want to get into at First Presbyterian Church of Delray Beach. So many people contribute in so many ways it would be unfair to single out just a few. We have also had zero requests in this regard so we do not feel it is an inhibitor to potential pledges.

ARE ANY OUTSIDE GRANTS OR FUNDING SOURCES BEING PURSUED?

We are publishing the details of our campaign internally and externally. Externally we expect former members and friends of the church to contribute, but it is not expected that any grants are available nor any corporate type grants would occur. Most corporations who have charitable giving policies ban giving to religious organizations.

CAN THE CHURCH CONGREGATION SUPPORT BOTH THE ANNUAL BUDGET AND THIS CAPITAL CAMPAIGN OR IS THAT ASKING TOO MUCH ?

The Feasibility Study that was conducted by Hewett Consulting, including personal interviews of over 40 people plus written surveys, resulted in an outcome that gives us confidence we can achieve the target of \$3.5M in Capital funding, in addition to raising our needed funds for the annual operating budget through our Stewardship campaigns each November/December. For the past several years our funding has been higher than our expenditures. Some of our funding comes from annual pledges, some from bequests, some from special gifts, etc.



CAN ITEMS OTHER THAN CASH (OR CASH EQUIVALENTS) BE PLEDGED?

Yes, people may pledge assets of any type, including but not limited to stocks, bonds, other securities, jewelry, vehicles, etc. Any non-cash pledges will be immediately monetized after receipt of the gift.

IF TOTAL PLEDGES ARE SHORT OF NEEDED CAPITAL, WILL A SECOND ROUND OF FUND RAISING BE IMPLEMENTED?

At this time we do not anticipate a second round of fund raising. We have reviewed different scenarios based on different funding plans. The current set of projects envisioned in the full \$3.5M plan is scalable – i.e., we can do it in phases based on funds received. The Trustees and Session will monitor the progress of this campaign, while at the same time continuing to refine the total project costs as the approvals and specifications from the City are received.

ARE THERE ANY EXPECTED ISSUES WITH LOWERING THE HILL AT THE PEAK OF THE CURRENT MAIN DRIVEWAY DOWN A FEW FEET TO THE LEVEL OF THE SANCTUARY FLOOR?

Soil samples in various locations have already been completed, and while there is some sandstone at the peak of the current hill, we do not believe there is anything that will prevent the project from moving forward cost effectively. Our contractor and architects are reviewing all of the data and have not discussed any major red flags with us. Please note, there will still be a rise in elevation from Gleason Street to the level of the current Sanctuary floor, just not as much of a rise as there is currently.

DOES THE COMMITTEE HAVE ANY MONEY BUDGETED FOR “CONTINGENCIES” IN CASE SOME OF THE PROJECTED COSTS COME IN HIGHER THAN ANTICIPATED?

Yes, there is a \$250,000 (7%) contingency in the current budget for this project.

WILL RUNOFF OFF WATER PRESENT A PROBLEM IN THE PARKING LOT OR STREET?

The design of the project will have been reviewed and approved not only by the City of Delray Beach but also by SFWMD (the South Florida Water Management District). To gain approval, water designs must enable our property to handle all of the runoff water; thus underground systems will be installed that absorb all of the water. This is very common on all new projects, and not projected to be an issue. Costs for this have already been estimated in the preliminary designs.

WILL PEOPLE UNABLE TO ATTEND THE CAMPAIGN INFORMATIONAL MEETINGS HAVE A HOME VISIT?

Yes, anyone who would like more information on the project should contact **Nancy Fine at the Church office at (561) 276-6338, extension 10**, and ask for such a visit. Someone from the Committee will be glad to visit them to answer any and all questions.

IS IT NECESSARY TO REMOVE ALL THE BUILDINGS?

One of the main goals of the project is to expand the number of parking spaces and to do that we must redesign ingress and egress to the property. To do this, all five of the existing “yellow houses” must be removed. Space for all of the current activities in those facilities has been accounted for in the existing CE Building as well as an ancillary maintenance shed that is planned to be implemented as part of this program.

IF WE DON’T RAISE THE ENTIRE AMOUNT NEEDED WHAT WILL BE THE PRIORITY OF IMPLEMENTING THE PROJECTS AT HAND?

The CE Building refresh must occur first to handle moving all activities from the outer buildings under one roof. The elimination of the five other buildings is also a priority to increase the parking and enhance the covered drop off area, and to provide for a level drop-off entrance into the Narthex. The next priority would be the enhancement of the Narthex, and last would be the re-working of the back parking area and Holly House side parking areas, in addition to the Palm Avenue egress. It is more efficient to do all of these phases at the same time, but our funding will dictate this over time.

IT HAS BEEN MY UNDERSTANDING THAT WE WILL NOT TAKE OUT A LOAN FOR WHAT WE CAN’T RAISE. IS THIS TRUE?

It is not the intention to take out a long-term loan for this project. Depending on the timing of the pledges being received, a short term, partial loan is likely. The Trustees have been in discussion with the Presbyterian Foundation on this topic. It would be anticipated that the loan would be paid off at or near the completion of the three-year pledge period.

WILL THE CITY APPROVE OUR REMOVING ALL THE HOUSES TO BE DEMOLISHED?

We believe the City will approve the demolition of these structures. They have approved changes to our property in the past and are always interested in people upgrading the area. Early in the planning process there was a meeting and campus walk-through with the Mayor of Delray Beach and our architects, and he was highly complimentary of our plan. It will be a major visual and environmental enhancement to the property.

WHEN WILL WORK BEGIN?

As early as summer 2016, we will likely begin improvements to the Christian Education Building. The removal of the “five yellow houses” is proposed to begin in the late summer of 2016. Construction alterations to the parking lot require various permitting and approval process that will begin in the summer of 2016. We expect full construction to begin in phases during 2017, with a goal to also allow continued access and use of all church facilities during construction.

WILL ALL DONATIONS BE ANONYMOUS ?

Yes, all donations are anonymous for this campaign as with all church fundraising. There is a very limited circle of personnel that see this information.



FIRST PRESBYTERIAN CHURCH DELRAY BEACH, FLORIDA

Levels of Giving Needed to Produce \$3,500,000
(3-Year Pledges)

No. of Gifts at Level	Gift Level	Total at Level	Cumulative Total
1	\$500,000	\$500,000	\$500,000
2	\$250,000	\$500,000	\$1,000,000
2	\$150,000	\$300,000	\$1,300,000
5	\$75,000	\$375,000	\$1,675,000

10 Gifts = \$1,675,000 / 48% of Total

10	\$50,000	\$500,000	\$2,175,000
25	\$25,000	\$625,000	\$2,800,000
40	\$10,000	\$400,000	\$3,200,000

70 Gifts = \$300,000 / 8% of Total

50	\$5,000	\$250,000	\$3,450,000
20	\$2,500	\$50,000	\$3,500,000

TOTAL: 155 Gifts = \$3,500,000 / 100% of Total

Ways to Give: Cash, Stocks or Bonds, Real Estate, Life Insurance, Antiques, Works of Art, Jewelry,
 Coin or Stamp Collections, Income Tax Refunds, Revocable or Irrevocable Trusts, etc.

Every Gift Is Important. All sizes of Gifts Are Important.
Commitment Sunday – March 20th



*“Freely you
 have received,
 freely give.”*

Matthew 10:8



MEET YOUR CAPITAL CAPAIGN LEADERS

FIRST PRESBYTERIAN CHURCH DELRAY BEACH, FLORIDA CAPITAL CAMPAIGN LEADERSHIP TEAM

DIRECTORS

Kurt Bagwell
Rob and Joan Tanner

COORDINATOR

Gail Jessell

VISION AWARENESS DIRECTORS

Kathy Smith
Mary Jane Sickel
Sheila Jones

LEADER CULTIVATION DIRECTORS

Paul and Andy Miller
Fred and Betty Devitt
Larry Eaton

SPIRITUAL LIFE DIRECTORS

Pat and Lorraine Zimmerman
Evelyn Babbitt

ALUMNI & FRIENDS DIRECTORS

James Blood
John and Sherry Potts

CHILDREN AND YOUTH DIRECTORS

Dorinda Bagwell
Molly Parkinson

COMMUNICATIONS DIRECTORS

Paul and Debbie Davis
Mary Martinéz

MAILING DIRECTORS

Ed Jessell
Merrill Beveridge

HOSPITALITY DIRECTORS

Linda Prior
Joe and Maryann Rana

COMMITMENT DIRECTORS

Noel and Berridge Copen
Leo Phillips

FOLLOW UP DIRECTORS

Hugh Strachan
Marshall and Susan Duane

PUT THESE DATES ON YOUR CALENDAR!

Informational Gatherings

February 18-March 3

Leadership Commitment Event

Thursday, March 10

COMMITMENT SUNDAY

Palm Sunday, March 20



Kurt Bagwell
Capital Campaign Director



Rob & Joan Tanner
Capital Campaign Directors





FIRST PRESBYTERIAN CHURCH
OF DELRAY BEACH

Your Home by the Sea

THE FIRST PRESBYTERIAN CHURCH
33 GLEASON STREET
DELRAY BEACH, FLORIDA 33483